McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25336-04-2006** **Record & Return To:** **McCann & Hubbard** **7105 Crossroads Blvd., Suite 102** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $620,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2006. Notary Public My Commission Expires:

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark Sarmadi 836 Old Hickory Boulevard Brentwood, TN 37027	SAME	Map No.159.00-0 Parcel No. 151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bob L. Montgomery and wife, Cathy H. Montgomery**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Sarmadi, an unmarried man,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 836 Old Hickory Boulevard, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2006.

Bob L. Montgomery

Cathy H. Montgomery

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bob L. Montgomery and Cathy H. Montgomery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2006.

Notary Public

My Commission Expires NOV. 24, 2007

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/19/06 13:02 2 pgs
Fees:13.00 Taxes:2294.00

20060519-0059200

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 4 and 5 Section One Bokor Heights as of record in Plat Book 4350, page 49, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bob L. Montgomery and wife, Cathy H. Montgomery, by Special Warranty Deed dated March 16, 1998 from Norvell L. Olive and wife, Connie Olive, of record in Book 10839, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 4350, page 49, Register's Office for Davidson County, Tennessee.